

MEMORANDUM

TO: Zoning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **PUD-2-13 The Heritage at Woodland Court Concept Plan**

LOCATION The property is the former Hunter R. Scholar property which is located on the north side of Wax Road between the Woodland View and Durmast Drive intersections in Section 78, T6S, R2E, GLD, EBR, LA.

LAND USE CATEGORY Rural/Agriculture

PRESENT ZONING Rural

REQUESTED ZONING PUD

LOT ID NUMBER 611180530

ENGINEER/LAND SURVEYOR GWS Engineering, Inc.

PROPOSAL The applicant is proposing a residential Planned Unit Development consisting of 56 lots.

1. **Background** The proposed Planned Unit Development, the Heritage at Woodland Court, will be constructed on approximately 32.8 acres being the former Hunter R. Scholar property. The development plan is to construct low-density residential structures including three (3) ponds, one (1) park, green open space and its required infrastructure. The applicant proposes 23' wide asphalt streets with 2' concrete curb and gutter within a 50' right of way.
2. **Access** Existing Public Street and Proposed Public Streets
3. **Planned Unit Development Unified Development Code Section 8.216 Provisions:**
 - a. Encourage the development of large tracts of land as planned neighborhoods, communities or developments.
 - b. Encourage flexible and creative concepts in site planning.
 - c. Preserve the natural amenities of the land by encouraging scenic and open areas.
 - d. Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of the current Unified Development Code.
 - e. Provide an efficient use of land, which could result in smaller networks of utilities and streets.
 - f. Provide an environment of stable character compatible with surrounding area.
 - g. Provide an environment that encourages non-vehicular circulation.

Planned Unit Development Minimum Development Standards Section 8.216B

Standards	Requirement to be Determined by Each Approved Final Development Plan	Requirements	Proposed
Common Open Space		15% of Gross Site Area or 4.9 Acres	31 % or 10.2 Acres
Green Space		50% of Common Space or 2.45 Acres	+/- 8 Acres
Residential Density	*	1 unit/per 3 net acre (See comments below)	+/- 1.7 units/ gross acre
Public Street Section		Appendix J of UDC (Deviations Allowed)	50' ROW
Setbacks	*		15' Front, 25' Rear, and 8' Side
Proposed Utilities		Underground	Not specified yet
Minimum Lot Width	*		
Minimum Lot Size	*		

4. Development Standards Review Comments

Common Open Space- The **UDC (Section 8.216 B)** requires common area to be integrated *throughout* the development. The Staff is of the opinion that the proposed 10.2 acres of common space is slightly overstated with 4.2 acres of the total being within a Gulf States Utilities right of way and could be better integrated within the development.

Residential Density, Lot Size and Width- The **UDC** states that density, lot size and width is to be determined at each approved Final Development Plan. It further defines density as the number of dwelling units per **gross** area devoted to residential development. However, in the implementation of the Master Plan Phase Two Land Use Plan through the draft Zoning Ordinance, density is based upon **net** area which is calculated by the number of dwelling units to be built on the acreage of a site that is generally suitable for development in its natural state. This development exceeds 1 unit per 3 **net** acres. The Staff cannot support a Final Development Plan with the proposed density within this Concept Plan.

5. Summary of Engineering Review

Site plan must leave strips of land along the north and east sides to provide space to accommodate the drainage canal. This should be double checked with the site dimensions used on the concept plan.

It is recommended that the developer work with the City-Parish of East Baton Rouge to explore possibilities and work out details for connection to the public system. A sewer capacity analysis would be required prior to Final Development Plan approval. The developer is recommended to obtain a wetlands determination from the US Army Corps of Engineers as soon as possible. If it is found that any portion of the site falls under the jurisdiction of the Corps, the developer will be required to obtain a Section 404 permit for any fill or other alteration to these wetland areas.

6. **Master Plan Statement** The subject property is designated Rural/Agriculture land use on the Master Plan. The property is located in the 'Controlled Growth Sector'. The Controlled Growth Sector are areas characterized with slightly less suitability and/or existing infrastructure resources typically adjacent to and just beyond existing development. This proposal is not consistent with Master Plan with respect to density. The proposed density would not achieve the desired objectives of the Master Plan.

7. **Planning Commission Staff Recommendation.** The Staff's recommendation in its review of the proposed Planned Unit Development Concept Plan were considered based upon following criteria as stated in the **UDC** :

- a. **The relation between the proposed development and surrounding uses, and the effect of the proposed Planned Unit Development plan upon comprehensive planning;**

The Staff notes that the proposed development could have a negative effect upon the following goals of the Masterplan:

1. Preservation of Green Space- during the master plan process the protection/conservation of green space was the highest priority. This issue affects the provision for better drainage and flood-plain management.
2. Retain the Sanctuary Feeling- preserving the rural character includes conserving trees, open spaces, and wildlife habitat.

- b. **The adequacy of existing and proposed streets, utilities, and other public services to serve the development.**

At this time there is inadequate sewer to serve this development. The applicant states that planned improvements would make sewer available for this development in the near future.

- c. **The character, design, and appropriateness of the proposed land uses and their adequacy to encourage desirable living conditions, to provide separation and screening between uses where desirable, to preserve the natural amenities of streams, wooded areas, and similar natural features where possible, to provide adequate pedestrian circulation and access to mass transit if available;**

The staff would encourage a Final Development Plan that buffers the streams and provides more usable common open space to add more valuable living conditions.

- d. **The adequacy of existing or proposed recreation facilities for the needs of any designated uses which would be permitted in the "A" zoning districts.**

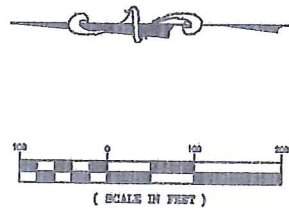
Active and passive recreation facilities are proposed to support future homeowners.

- e. **The proposed location, arrangement density/intensity, and height of land uses shall be compatible to existing or proposed dwellings within the vicinity of the Planned Unit Development or to the development of the neighborhoods.**

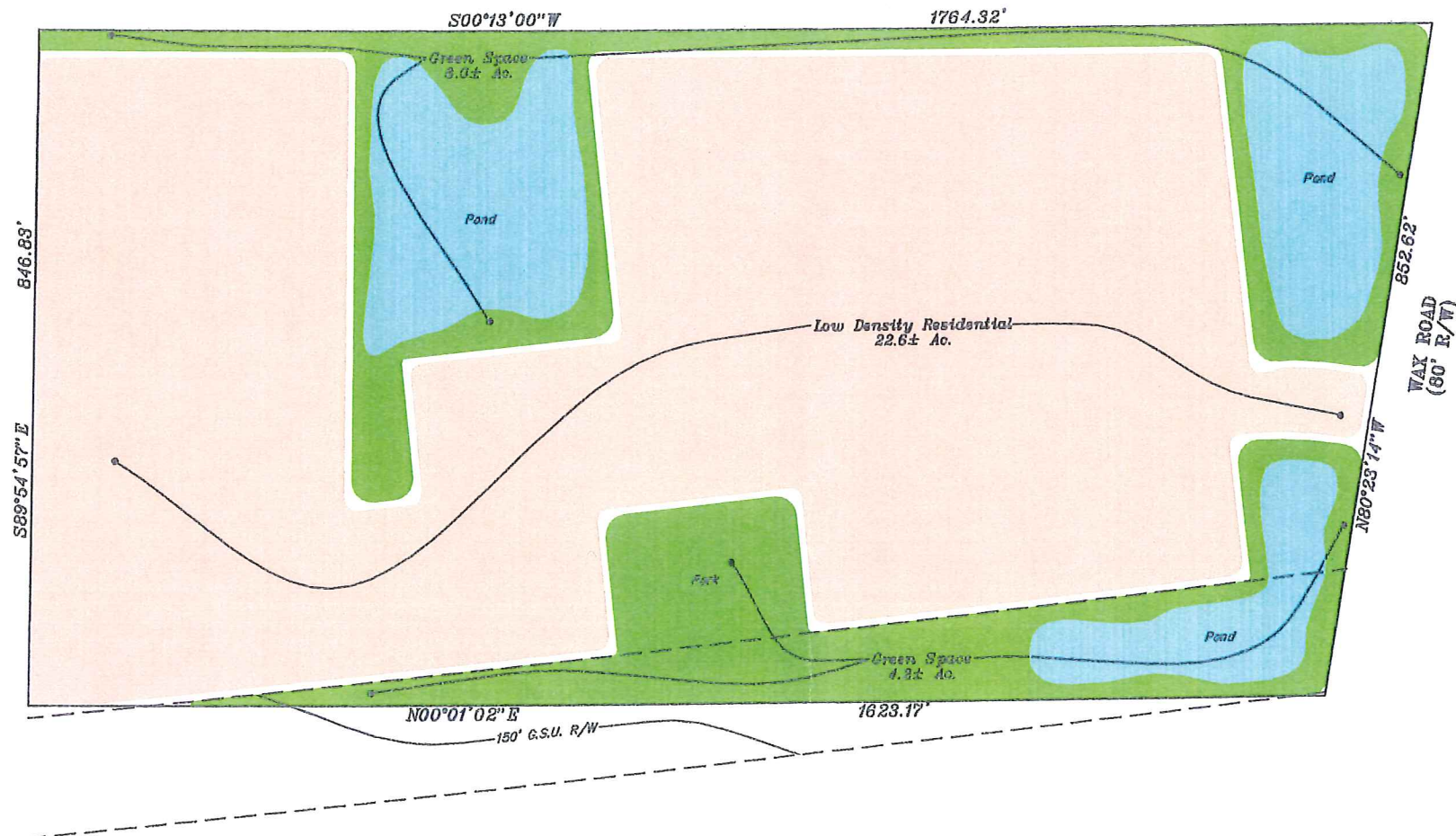
The proposed density could be considered compatible with existing subdivisions within the vicinity; however, the Master Plan acknowledges that there are several areas within the Rural Zone that were previously developed at higher densities. The Master Plan recommends that new development in these areas be restricted to the new densities specified.

Therefore, the Staff cannot fully support this Concept Plan due to the following:

1. **Inadequate sewer capacity at the time of this application.**
 2. **The proposed density would not achieve the desired goals of the adopted Master Plan. A total lot count of less than eleven (11) or so units would be consistent with the Master Plan.**
-
8. **Scheduled for Zoning Commission Meeting on August 22, 2013.**
Scheduled for City of Central Council Meeting on September 24, 2013.



PRELIMINARY
FOR REVIEW AND COMMENT ONLY
These drawings were prepared for conceptual
consideration and should in no way be construed as
detailed engineering drawings to be used for design
and/or construction purposes.



- GENERAL NOTES:**
1. ZONING: RURAL
 2. SEWAGE DISPOSAL: PUBLIC
 3. 100 YEAR FLOOD ELEVATION: 59.0' & 59.0'
 4. ELECTRIC CO: DEMCO
 5. GAS CO: ENTERGY
 6. WATER: B.R.W.C.O.
 7. TELEPHONE: BELL SOUTH
 8. ACREAGE: 32.8± ACRES
 9. NO. OF LOTS: 56 & 2 TRACTS
 10. SCHOOLS:
PRIMARY: CENTRAL ELEMENTARY
MIDDLE: CENTRAL MIDDLE
HIGH: CENTRAL HIGH
 11. PROPOSED LAND USE: PLANNED UNIT DEVELOPMENT
 12. FLOOD ZONE: A & AE
 13. STREETS: 23' ASPHALT W/ 2' CONCRETE CURB
& GUTTER WITHIN 50' PUBLIC RIGHT OF WAY
 14. DRAINAGE VIA CURB & GUTTER ROADWAY WITH
CURB INLETS AND SUBSURFACE DRAINAGE
HAVING STORMWATER RETENTION AND REAR
YARD DRAINAGE.
 15. BUILDING SETBACKS:
FRONT - 15'
REAR - 25'
SIDE - 8'
 16. DENSITY: 1.7± LOTS/ACRE

NOTE:
NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC.
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EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE
PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT
OR HIS REPRESENTATIVE.

NOTE:
THIS MAP IS SOLELY FOR THE PURPOSE OF IDENTIFYING A
PRELIMINARY CONCEPT PLAN AND IS NOT TO BE
CONSIDERED AS BEING TOTALLY ENGINEERED AND DESIGNED.
THE ELEMENTS OF DESIGN AS SHOWN HEREON ARE SUBJECT
TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING
NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.



TABLE OF USES				
	LOW DENSITY RESIDENTIAL	GREEN SPACE (PONDS & PARK INCL.)	PONDS	PARK
TOTAL # OF LOTS	56	—	—	—
TOTAL SQUARE FEET OF BUILDINGS	—	—	—	—
TOTAL ACREAGE	22.6	10.2	4.1	1.0
PERCENTAGE OF SITE	68.9	31.1	12.6	3.0
DENSITY	1.7 units/acre	—	—	—



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F.B. NO.: FBNO PG. NO.: PGNO
DESIGNED: BMA CADFILE: 1325GPI
DETAILED: BMA DATE: 7-6-13
CHECKED: BJB SHEET NO: 1

CONCEPT PLAN
OF
THE HERITAGE AT WOODLAND COURT
PLANNED UNIT DEVELOPMENT

LOCATED IN SECTIONS 7B, T-6-S, R-2-E,
GREENSBURG LAND DISTRICT, CITY OF CENTRAL, EAST
BATON ROUGE PARISH, LOUISIANA

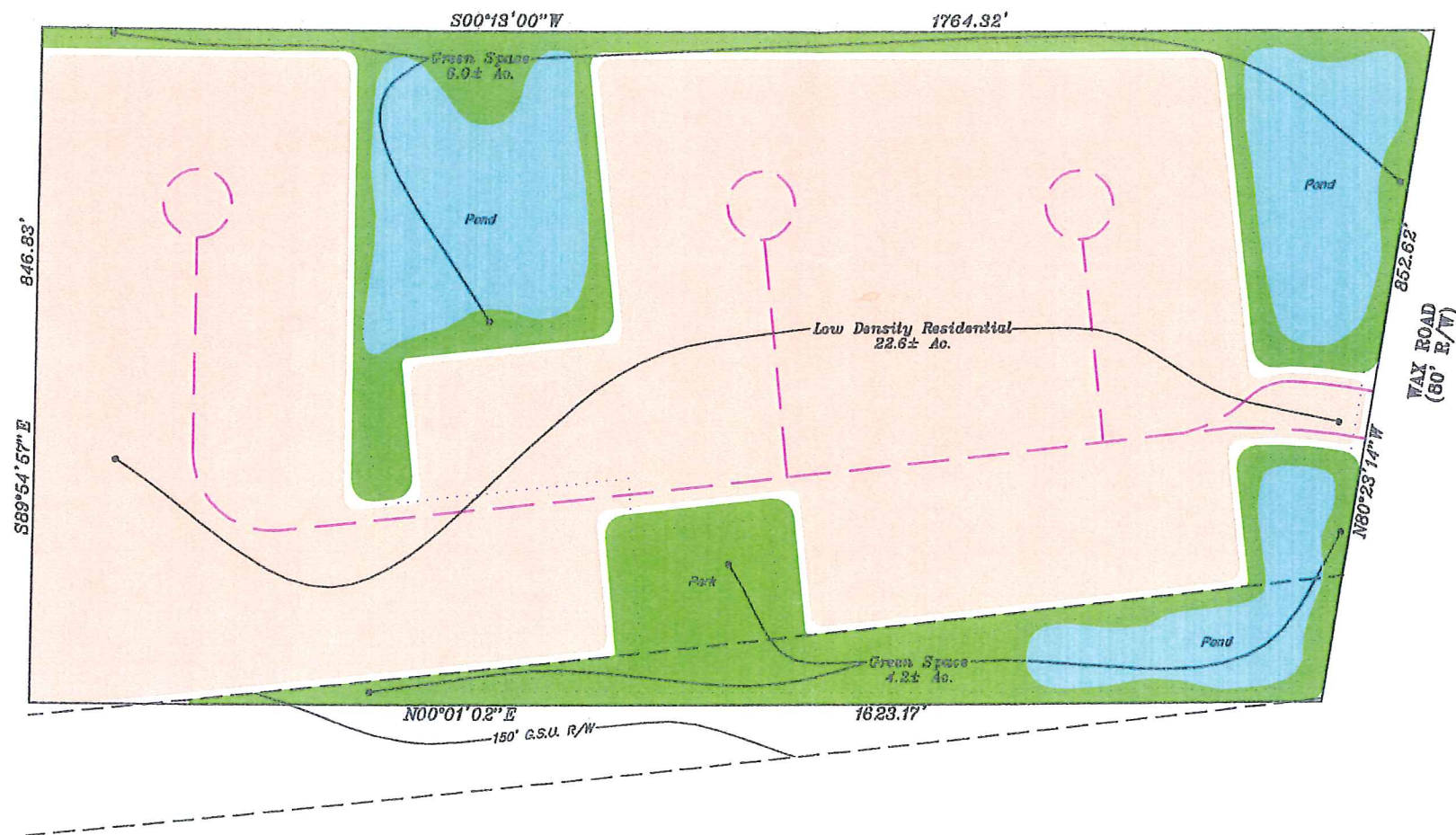
FOR
SHARON S. DEVILLE & BARBARA S. IVEY
21370 HOO SHOO TUD ROAD
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PUD-2-13 REV. 8/8/13



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LEGEND

- RESIDENTIAL
- GREEN SPACE
- POND
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION

CIRCULATION PLAN
OF

THE HERITAGE AT WOODLAND COURT
PLANNED UNIT DEVELOPMENT

LOCATED IN SECTIONS 78, T-6-S, R-2-E,
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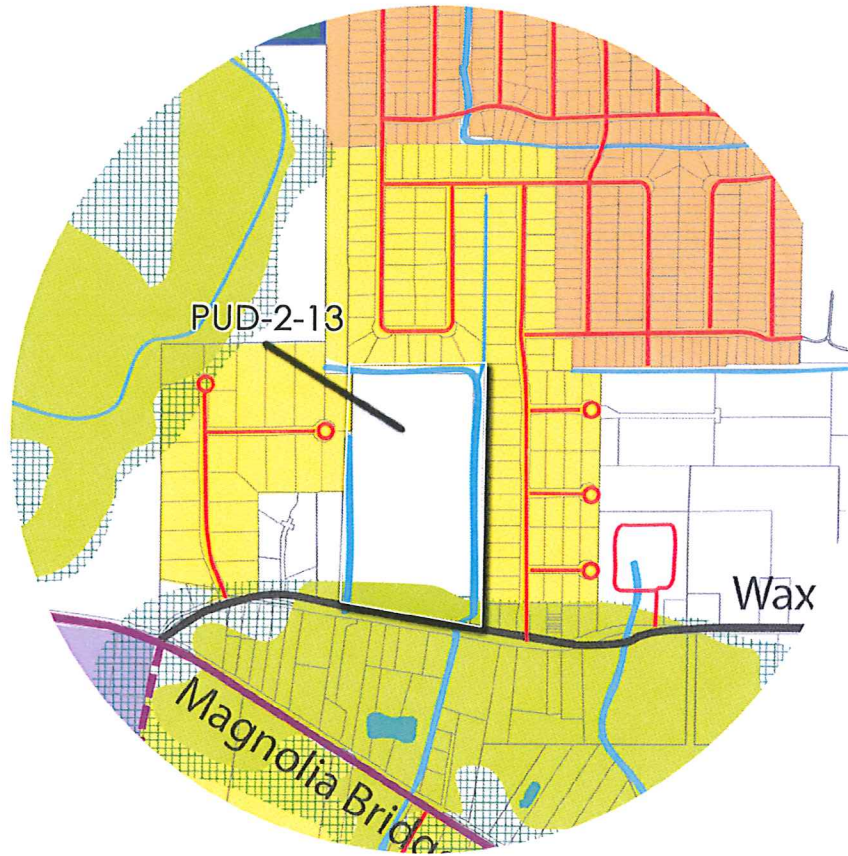
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CHECKED BY: DJJ	SHEET NO: 2

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors

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Master Plan- Phase Two Land Use Plan



- Utility
- Schools
- Conservation Areas
- Restricted Greenspace
- Incentive Greenspace
- Rural/Agriculture
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Neighborhood Commercial
- General Commercial
- Office/Technology Park
- City Center
- Parks/Recreation



Incorporated 2005

Lot 611180530
PUD-2-13



Former Hunter
R. Scholar
Property

Legend

- City Street
- Lot_611180530
- GeoPlat_Area

Prepared by the
City of Central Geographic Information Systems
July 30, 2013

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CENTRAL VALLEY
A COMMUNITY THAT CARES

07/31/2013 07:25